



WILLIAM T FUJIOKA  
Chief Executive Officer

## County of Los Angeles CHIEF EXECUTIVE OFFICE

Kenneth Hahn Hall of Administration  
500 West Temple Street, Room 713, Los Angeles, California 90012  
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*"To Enrich Lives Through Effective And Caring Service"*

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July 01, 2014

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Dear Supervisors:

**DEPARTMENT OF PARKS AND RECREATION:  
VAL VERDE PARK KITCHEN REFURBISHMENT PROJECT  
APPROVE PROJECT AND PROJECT BUDGET  
CAPITAL PROJECT NO. 87199  
FIFTH DISTRICT  
(3 VOTES)**

**SUBJECT**

Approval of the recommended actions will authorize the Department of Parks and Recreation to implement the proposed Val Verde Park Kitchen Refurbishment Project.

**IT IS RECOMMENDED THAT THE BOARD:**

1. Find that the proposed Val Verde Park Kitchen Refurbishment Project is categorically exempt from the California Environmental Quality Act because the Project consists of the refurbishment of an existing deteriorated facility, and for the reasons stated herein and the reasons reflected in the record of the Project.
2. Approve the proposed Val Verde Park Kitchen Refurbishment Project, Capital Project No. 87199, with a Project budget in the amount of \$242,000.
3. Authorize the Director of Parks and Recreation, or his designee, to implement the proposed Val Verde Park Kitchen Refurbishment Project, and to execute work orders using a Board-approved Job Order Contract.

## **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

Approval of the recommended actions will find the proposed Val Verde Park Kitchen Refurbishment Project (Project) exempt from the California Environmental Quality Act (CEQA), and authorize the Department of Parks and Recreation (Parks) to deliver the proposed Project at Val Verde Community Regional Park using a Board-approved Job Order Contract (JOC).

The proposed Project will include repairs to the community room kitchen to meet current County of Los Angeles Building Codes (Building Code) and current Americans with Disabilities Act (ADA) codes. The proposed Project will include replacement of electrical, plumbing, cabinets, doors, windows, drywall, appliances, and flooring. Currently, the kitchen is deteriorating, outdated, and is not in compliance with ADA and Building Code requirements. The refurbishments will bring the kitchen up to date with current ADA and Building Code requirements.

The proposed Project will be managed by Park's North Agency staff, and a JOC will complete the repairs.

## **Implementation of Strategic Plan Goals**

The proposed Project will support the Countywide Strategic Plan Goal of Operational Effectiveness (Goal 1) and Integrated Services Delivery (Goal 3), by investing in public infrastructure that will enhance recreational activities that promote good health.

### **Green Building/Sustainable Design Program**

The proposed Project will support the intent of the Board's Green Building/Sustainable Design Program by installing energy efficient appliances, lighting, and plumbing fixtures, which will reduce energy usage.

## **FISCAL IMPACT/FINANCING**

The total Project cost, including construction and County services, is estimated at \$242,000, and is funded with Fifth District net County cost. Sufficient appropriation is available in the Fiscal Year 2014-15 Capital Project/Refurbishment Budget to fully fund the Project. The proposed Project Schedule and Budget Summary are detailed in Attachment I.

### **Operating Budget Impact**

Based on the proposed Project description, Parks does not anticipate any one-time startup or ongoing costs. The maintenance requirements for the proposed Project will be fulfilled with existing park staff and resources.

## **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

Approval of the recommended actions will allow Parks to improve safety and efficiency through the delivery of the proposed Project using a Board-approved JOC. The kitchen refurbishments will provide an efficient and compliant facility.

In accordance with the Board's Civic Art Policy adopted on December 7, 2004, and amended on December 15, 2009, Civic Art fees do not apply as the total Project cost is less than \$500,000.

## **ENVIRONMENTAL DOCUMENTATION**

The proposed Project, which includes kitchen repairs to replace electrical, plumbing, cabinets, doors, windows, drywall, appliances, and flooring is categorically exempt from CEQA according to Section 15301(a), (d) and (f) of the State CEQA Guidelines, and Class 1(c), (d) and (i) of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G, because the proposed Project consists of rehabilitation of deteriorated structures or mechanical equipment.

The proposed Project involves negligible or no expansion of an existing use, and there are no cumulative impacts, unusual circumstances, or limiting factors that would make use of the exemption inapplicable based on the proposed Project records.

Upon the Board's approval of the proposed Project, Parks will file a Notice of Exemption with the Registrar-Recorder/County Clerk in accordance with Section 15062 of the State CEQA Guidelines.

## **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

The recommended actions will have no impact on County services or projects at this facility.

## **CONCLUSION**

Please return one adopted copy of this Board letter to the Chief Executive Office, Facilities and Asset Management Division, and to the Department of Parks and Recreation.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "W. Fujioka", followed by a small "for" written below it.

WILLIAM T FUJIOKA

Chief Executive Officer

WTF:SHK:DJT

SW:VM:rp

Enclosures

c: Executive Office, Board of Supervisors  
County Counsel  
Parks and Recreation

**ATTACHMENT I**

**DEPARTMENT OF PARKS AND RECREATION:  
VAL VERDE PARK KITCHEN REFURBISHMENT PROJECT  
APPROVE CAPITAL PROJECT AND PROJECT BUDGET  
CAPITAL PROJECT NO. 87199**

**PROJECT SCHEDULE**

<b>Project Activity</b>	<b>Scheduled Completion Date</b>
Board Approval	7/1/2014
Construction Documents	N/A
Jurisdictional Approvals	N/A
JOC Contract	8/2/2014
Start Construction	9/4/2014
Substantial Completion	12/1/2014
Project Acceptance	1/5/2015

## PROJECT BUDGET SUMMARY

Project Activity	Proposed Budget
Land Acquisition	
Construction	
Purchase Order Contract	
Job Order Contract	\$ 175,000.00
Change Orders/Contingency	\$ 35,000.00
Departmental Crafts Park Department Trails	
Youth Employment	
Construction Consultants	
Telecom Equip-Affixed to Building	
Civic Arts	
<b>Subtotal</b>	<b>\$ 210,000.00</b>
Programming/Development	
Plans and Specifications	
<b>Consulting Services</b>	
Site Planning	
DPW Engineering Services	
Geotech/Soils Report and Soils Testing	
Materials Testing	
Cost Estimating	
Topographic Surveys	
Construction Management	
Construction Administration	
Environmental	
Utilities/Change Orders	
Other Expenditures	
<b>Subtotal</b>	
Miscellaneous Expenditures-Furniture	
Jurisdictional Review/Plan Check/Permit	\$ 10,000.00
<b>County Services</b>	
Code Compliance	\$ 10,000.00
Quality Control Inspection	
Design Review	
Contract Administration	
Gordian Group	\$ 4000.00
Project Management Support Services	
ISD Job Order Contract Management	
DPW Job Order Contract Management	\$ 3000.00
ISD Communications/Data	
Project Security	
ISD Countywide Contract Compliance	\$ 5000.00
<b>Subtotal</b>	<b>\$ 32,000.00</b>
<b>TOTAL</b>	<b>\$ 242,000.00</b>